

CITY OF MANCHESTER  
MEMORANDUM

TO: Mayor Larry Miles  
Board of Aldermen

CC: Planning and Zoning Commission  
Ed Blattner, City Administrator  
Ruth Baker, City Clerk  
Patrick Gunn, City Attorney

FROM: Franz Kraintz, Director of Planning, Zoning, and Economic Development

RE: Amendment of the Comprehensive Plan

DATE: June 30, 2005

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As you know, the City initiated the redevelopment process with the issuance of a Request-For-Proposals for the northeast quadrant of the Manchester Road-Highway 141 intersection. In response to that RFP, Pace Properties, Inc. has proposed the Manchester Highlands project.

This proposed project will extend commercial uses, particularly retail establishments, beyond where they exist on the north side of Manchester Road almost up to Brittany Parkway. Beyond the commercial uses that are on the north side of Manchester Road, the Comprehensive Plan envisioned a continuation of single-family residential uses. At the time the Plan was completed in February 2003, however, it was unclear there would be significant developer interest in the area. The Plan does go in great detail about efforts of the city to bolster its economic base and to seek new sources of revenue if it is going to remain a desirous city within which to live and work. Manchester Highlands, at present, appears to fulfill this goal of the community.

In order for the Manchester Highlands project to proceed, the Comprehensive Plan must be amended to reflect this possible new land use. For the TIF Commission to recommend the Redevelopment Plan to the Board of Aldermen, it must find that the Redevelopment Plan is in conformance with the City's Master (Comprehensive) Plan. The Planning and Zoning Commission will, therefore, hold a public hearing as mandated by State Statutes to amend the City's Comprehensive Plan. The hearing is tentatively scheduled for July 25, 2005 at 7 p.m.

The attached map shows the area affected by the amendment. The Plan will be amended to show the area as Anchor Commercial, the land use designation for the commercial area on the north side of Manchester. The description of the Anchor Commercial uses is being amended to include possible non-retail uses such as governmental facilities and high-density residential, so long as it is part of a master-planned, large-scale development.

## COMPREHENSIVE PLAN TEXT AMENDMENT

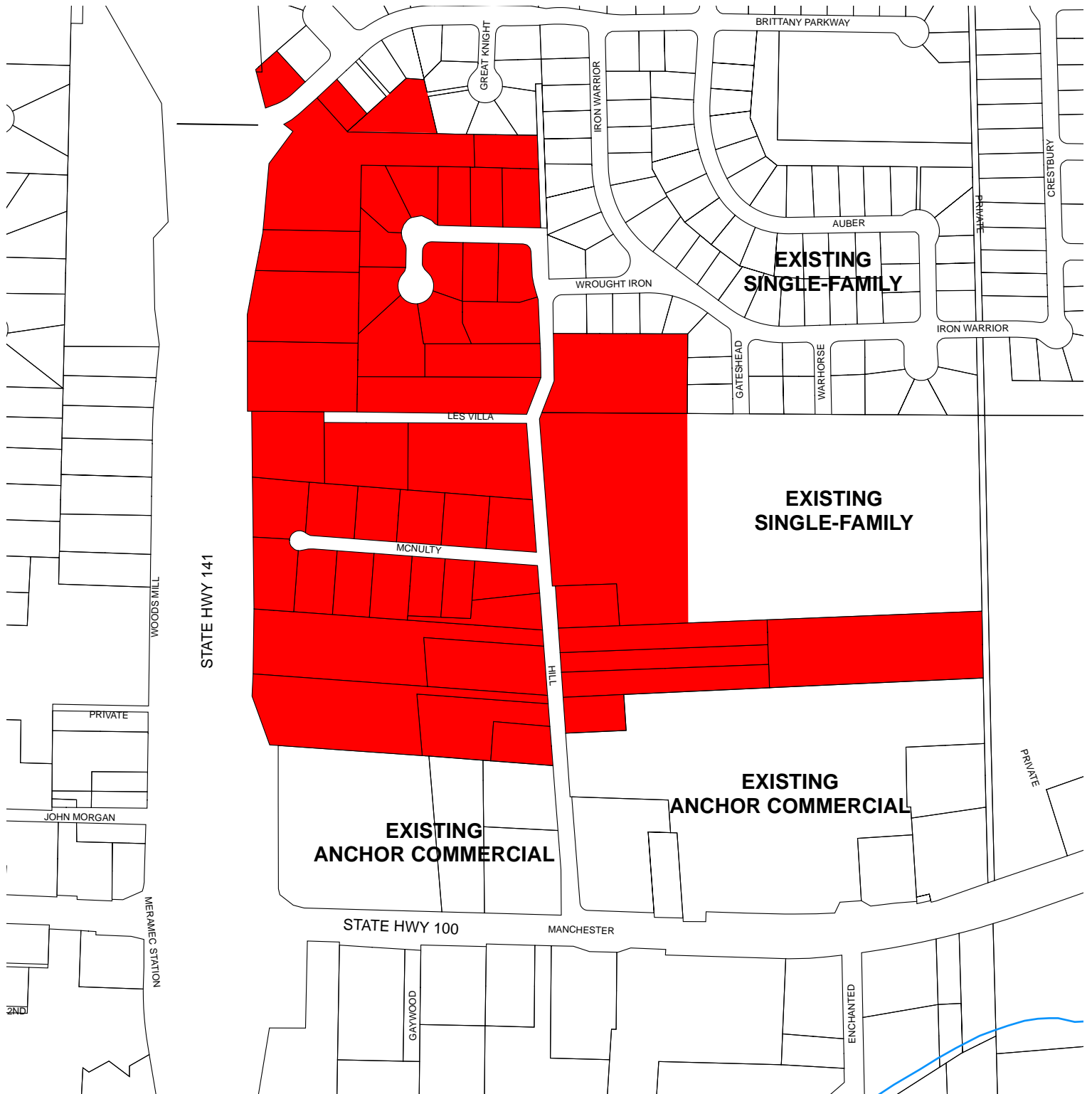
The Future Land Use Plan, shown as Exhibit 4 in the Comprehensive Plan shows the southern half of the project area as already “Anchor Commercial” as described below. The northern part is the area to be redeveloped and thus this Plan amendment envisions a continuation of Anchor Commercial with the following changes to the text in the Plan highlighted in bold:

### Anchor Commercial

*Intent:* Anchor Commercial uses are intended to provide goods and services on a community-wide and regional scale.

*Location:* Anchor Commercial uses are limited to areas adjacent to major arterials, such as Manchester Road and Highway 141.

*Density:* Anchor commercial developments are recommended to be 100,000 square feet or greater in size. Accessory commercial uses (pad sites) including, but not limited to, sit-down restaurants, smaller retail uses and banks may be allowed, if included as part of an overall master plan. **Non-retail uses, such as government facilities and high-density residential, may also be included if they are integral and part of the overall master plan for such large-scale development.**



### Legend

Proposed Anchor Commercial

JUNE 2005

## Exhibit A Future Land Use Plan

Comprehensive Plan Amendment  
Manchester, Missouri



**PGA**



**PGAV**URBANCONSULTING